

6-4: MOUNTAIN HOME DEVELOPMENTS

A. GENERAL PROVISIONS

1. Declaration of Legislative Intent

The intent of this section is to establish guidelines which will facilitate approval of mountain home developments.

2. Scope

The owner or owners of a tract of land containing the required amount of land as set forth in the zone in which mountain home developments are permitted, may construct a mountain home development thereon by complying with the regulations and standards of this section.

a. Requirements Minimum.

The requirements of this section shall be the minimum requirements for the preparation, submission, and recording of all plans, plats, and supporting documents relating to mountain home developments.

b. All Regulations Essential.

All of the regulations relating to mountain home developments are the minimum regulations that are needed to carry out the purpose and intent of the large scale developments chapter of this ordinance.

c. Standards May Be Increased.

The County Commission may increase standards where it is determined that such increased standards are necessary in order to insure that the development will mesh harmoniously with adjoining or nearby uses of property and are necessary to carry out the intent of this chapter.

d. Exemption from Rules of Property.

The rule of property known as the rule against perpetuities and the rule of property known as the rule restricting unreasonable restraints on alienation shall not be applied to defeat any of the provisions of this ordinance or any declaration, bylaw, or other documents executed in accordance with this ordinance.

e. Development Clusters

Clustering of building lots is required to provide more common open space, protect the environmentally sensitive lands, allow better use of development sites, and make possible more economical development of the site.